

52 Acres/21 Hectares

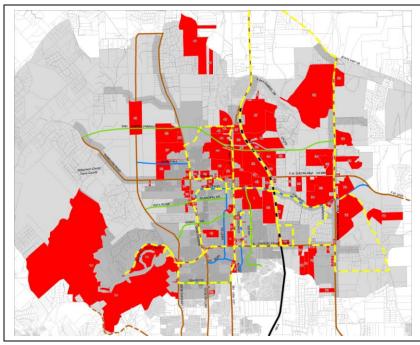
US 183 is 2 miles/3.2 km east

Utilities

Greenfield with Bagdad Road frontage

Zoning - General Commercial and Multifamily – R – 1

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Property										
Total Acreage: 52 +/- acres/21 hectares					Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. P					
Location										
City: Leander					County: Williamson					
Address/Directions: 3,000	he Crystal Fall	Is Pkwy. and Bagdad Road intersection								
Within City Limits: Yes					Distance from City Limits: Not Applicable					
Distance to US Highways: 2 miles/3.2 kilometers Distance to Interstate Highways: 12 miles/19.3 kilometers					Type of Zoning: G2 and R-4 Multi-Family					
General Site Information										
Previous Use of Site: Land			Genera	I Condition: E	xcellent		Dimensions: 2,464 x 1,018 feet/751 x 310 meters (Irregular)			
Soil Composition (based of Soil Survey of Williamson Denton-Eckrant-Doss: moshallow, calcareous, clayer indurated fractured limest to 2 percent slopes	Count oderate ey, cob	y, Issued Ja ely deep, sh bly, and sto	anuary of allow and ony soils	f 1983): d very formed in	Shrink/Swel for uncoated	I Capacity d steel an	y: Very higl d a low risk	n with a of cor	a high risk of corrosion rosion for concrete	
Adjoining Acreage Available: No			Can Sit	e Be Divided:	Negotiable		Lot Size: No		lot Applicable	
Improvements										
Road Distance to Rail: 4 miles/6.4 km					Name of Railroad: Union Pacific, Southern Pacific, Capital Metro					
Proximity to Port(s): Three (3) hours to Port of Houston					Other Improvements: Not Applicable					
Fenced: No					Landscaped: No					
Located within an Industrial Park: No					Type of Business: General Commercial or Multi-Family					
Deed Restriction(s): Not Applicable					Covenants: Yes					
Utilities										
City of Leander Services: Department of Engineering, (512) 528-2700			inches/	Size of Neare /45.72 cm re: 88 psi/606			Sewer - Size of Nearest Line: 15 inches/38.1 cm			
Electric Service: Pedernales Electric Cooperative (PEC) Phone		Phone: (8	30) 868-6	6041	Facs: (512) 268-0328			Email: Trista.fugate@peci.com		
Natural Gas Service: ATMOS Energy, (512) 310-3810		ergy,	Size of Nearest Line:		6 inch/15.2 cm Poly		Pressure:	Intermediate Pressure		
` '		512) 870-4430 and/or		Facs: (512) 870-4475 (979) 595-2445		and/or	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com			
Solid Waste Disposal: Clawson Disposal, Inc.			512) 259-1709		Facs: (512) 746-5807			Email: clawsondisp@earthlink.net		
Sales Information										
Contact: Mr.Doug leVine Phone: (512) 657-0831 Facs: (512)					Email: doug@premasgroup.co m Web Site: www.premasgroup.co				Web Site: www.premasgroup.com	
Sales Price: \$3,100,000.00		Lease Price: Not Applicable								
Comments: The commerchectares has large oak treproject. West of US 183, okm radius of this multifam	es and on the e	a creek rur east side of	ning thr	ough the prop	erty. This pro	perty wil	I make an e	xceller	nt site for a multifamily	